

PHASE 1
FIELD NOTE DESCRIPTION
OF APPROXIMATELY 0.394 SQUARE MILES
FOR POLITICAL BOUNDARY PURPOSES

BEING AN APPROXIMATELY 0.394 SQUARE MILE TRACT OF LAND SITUATED IN COMAL COUNTY, TEXAS, SAID 0.3940 SQUARE MILE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A POINT MARKING THE NORTHEASTERLY CORNER OF THE EXISTING BULVERDE CITY LIMIT LINE AS ESTABLISHED IN THE CITY OF BULVERDE NORTHWEST-INCORPORATION LIMITS IN OCTOBER OF 2001, AND SITUATED ON THE COMMON WESTERLY BOUNDARY LINE OF LOT 23, RIDGEVIEW OAKS WEST SUBDIVISION AND THE EASTERLY BOUNDARY LINE OF THAT CERTAIN 6.98 ACRE TRACT CONVEYED TO ONE 281 LTD;

THENCE, WESTERLY, SEVERING SAID 6.98 ACRES AND ALONG SAID EXISTING CITY LIMIT LINE, CROSSING US HIGHWAY 281 AND ALONG THE SOUTHERLY BOUNDARY LINE OF LOT 1AP, BLOCK 2, KESTREL AIR PARK, AN APPROXIMATE DISTANCE OF 1362 FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE, NORTHERLY, ALONG THE WESTERLY BOUNDARY LINE OF THE FOLLOWING TRACTS: LOT 1AP, BLOCK 2, KESTREL AIR PARK, MSC SPRING BRANCH, LLC, KING RANCH TURF GRASS LP, AND ELSSY E ACOSTA FAMILY TRUST, AN APPROXIMATE DISTANCE OF 1180 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF THE \pm 50.41 ACRE SIX S INVESTMENTS LTD TRACT MARKING THE NORTHEASTERLY CORNER OF KESTREL AIR PARK 2;

THENCE, WESTERLY, ALONG THE COMMON SAID SOUTHERLY BOUNDARY LINE AND NORTHERLY BOUNDARY LINE OF SAID KESTREL AIR PARK 2, AN APPROXIMATE DISTANCE OF 1483 FEET TO A POINT MARKING THE SOUTHEASTERLY CORNER OF KESTREL AIR PARK, THE SOUTHWESTERLY CORNER OF SAID SIX S TRACT, AND THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTHERLY, ALONG THE COMMON EASTERLY BOUNDARY LINE OF SAID KESTREL AIR PARK AND WESTERLY BOUNDARY LINE OF SAID SIX S TRACT, AN APPROXIMATE DISTANCE OF 1097 FEET TO A POINT MARKING THE NORTHWESTERLY CORNER OF SAID SIX S TRACT AND A WESTERLY CORNER OF THIS TRACT AND IN THE SOUTHERLY BOUNDARY LINE OF THE \pm 30.91 ACRE JOSEPH F. SCHREIBER, JR TRACT;

THENCE, EASTERLY, ALONG THE COMMON SOUTHERLY BOUNDARY LINE OF SAID SCHREIBER TRACT AND A NORTHERLY LINE OF SAID SIX S TRACT, AN APPROXIMATE DISTANCE OF 1000 FEET TO A POINT MARKING THE

SOUTHWESTERLY CORNER OF THE \pm 23 ACRE JOSEPH F SCHREIBER JR TRACT, FLYING R RANCH;

THENCE, NORTHERLY, ALONG THE WESTERLY BOUNDARY LINE OF THE FOLLOWING TRACTS: SAID \pm 23 ACRE JOSEPH F SCHREIBER JR TRACT, \pm 9 ACRE JOHN D. WILES TRACT, \pm 4.5 ACRE COLLINS TRACT, \pm 14.4 ACRE MAX FRANCOIS BORDELON TRACT, AND \pm 15.7 ACRES OUT OF THE BLAIR INVESTMENTS GLOBAL LLC 66.466 ACRE TRACT, AN APPROXIMATE DISTANCE OF 3034 FEET TO THE NORTHWEST CORNER OF THIS TRACT;

THENCE, EASTERLY, SEVERING SAID 66.466 ACRE TRACT AND CROSSING US HIGHWAY 281, THEN ALONG THE NORTHERLY RIGHT OF WAY LINE OF LONGVIEW, AN APPROXIMATE DISTANCE OF 2102 FEET TO A POINT MARKING THE NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, SOUTHERLY, CROSSING SAID LONGVIEW RIGHT OF WAY AND ALONG THE EASTERLY BOUNDARY LINES OF THE FOLLOWING TRACTS: \pm 6.47 ACRE SONNY GIANG ET AL TRACT, \pm 5 ACRE DUA HUA AND MARGARET LEE TRACT, \pm 5.004 ACRE CRAIG S MINTEN TRACT, AND THE \pm 5.005 PAUL W ROTHE JR TRACT, AN APPROXIMATE DISTANCE OF 1776 FEET TO A POINT IN THE NORTHERLY BOUNDARY LINE OF THE \pm 45.75 ACRE 281 45 LTD TRACT;

THENCE, ALONG THE BOUNDARY LINE OF SAID 281 45 LTD TRACT THE FOLLOWING COURSES:

NORTHEASTERLY, AN APPROXIMATE DISTANCE OF 786.70 FEET TO THE NORTHWEST CORNER OF SAID 281 45 LTD TRACT;

SOUTHERLY, AN APPROXIMATE DISTANCE OF 1265 FEET TO THE SOUTHEASTERLY CORNER OF SAID 281 45 LTD TRACT BEING THE NORTHEASTERLY CORNER OF LOT 33, SAID RIDGEVIEW OAKS WEST;

WESTERLY, ALONG THE COMMON BOUNDARY LINE OF SAID 281 45 LTD TRACT AND SAID RIDGEVIEW OAKS WEST, AN APPROXIMATE DISTANCE OF 1124 FEET TO THE NORTHEAST CORNER OF THE \pm 9.9 ACRE PEDERNALES ELECTRIC COOPERATIVE TRACT;

THENCE, SOUTHERLY, ALONG THE COMMON WESTERLY BOUNDARY LINE OF SAID RIDGEVIEW OAKS WEST AND THE EASTERLY BOUNDARY LINES OF THE FOLLOWING TRACTS: SAID PEDERNALES TRACT, \pm 2 ACRE L STRUTHOFF PROPERTIES LTD TRACT, \pm 4 ACRE ENTRUST RETIREMENT SVS INC TRACT, THE 2 \pm 2 ACRE SARAH AND JEFF BONUGLI TRACTS, AND THE SAID ONE 281 LTD TRACT AN APPROXIMATE DISTANCE OF 2103 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF APPROXIMATELY 0.3940 SQUARE MILES OF LAND, MORE OR LESS;

**POLITICAL BOUNDARY ANNEXATION
TO CITY OF BULVERDE
PHASE-1 EXHIBIT**

